



MARGOSA CAPITAL

INTEGRITY. TRUST. GROWTH.

INVESTMENT SUMMARY

Margosa Capital is offering an opportunity to accredited investors to participate in a flex space development deal. The project site located 0.5 miles north of 1,400-acre master-planned community with access to all major retail shopping, restaurants, and entertainment (with much more to come!) and approximately 1.5 miles from a brand-new Amazon warehouse. The site is also conveniently located off I-69 / Texas 99 (Grand Parkway) and has exposure to 98,000 vehicles per day! The project is expected to provide a **23% IRR** (net of all fees and promote) over a 5-year hold period, which equates to a **2.6x equity multiple**.

STRONG LOCATION

The site is located in a fast-growing sub-market of New Caney, Texas and sits within 0.5 miles from Valley Ranch, a 1,400-acre master-planned development. Valley Ranch is now the top shopping center by visits in the Houston MSA with over 11MM visitors annually. Additionally, most restaurants in Valley Ranch are rated #1 in Houston MSA by volume! The **location provides convenient and easy access to I-69 and Hwy 99 with strong visibility to over 98,000 VPDs** from the highway.

GROWTH INDUSTRY

Flex industrial is one of the **hottest sectors in commercial real estate** that can accommodate **multiple uses**, providing tenants with 100% pure office units, pure industrial units, lab spaces and blended-use unit offering a mix of office and warehouse. Pivoting from one industry to the next is easier as repositioning and converting these spaces is relatively easy. With **triple net leases** for this sector, all expenses are passed through to the tenant.

EXPERIENCED TEAM

Our project management team includes:

- Mr. Altaf Noormohmad, who has developed several syndicated commercial real estate projects, including multi-family developments.
- Mr. Adil N. Momin, a CPA who oversees family's retail businesses and real estate development projects.

INVESTMENT HIGHLIGHTS

Minimum investment: \$50K

Returns: IRR of 23.0%

Equity Multiple: 2.6x

Hold period: ~5 years

Location: New Caney, Texas

Project: Flex industrial space development

Equity: Total equity requirement of \$3.99MM, GP contribution of \$0.9MM and LP raise of \$8.2MM.

Investor Type: Open to accredited investors only

Commitment: Due to Feb. 17th, 2025 ([link](#))

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- Multi-Tenant flex industrial with approx. 3-4 tenants per building.
- 7 buildings of ~12,000 sq ft each for a total of ~ 84K sq ft flex industrial park.